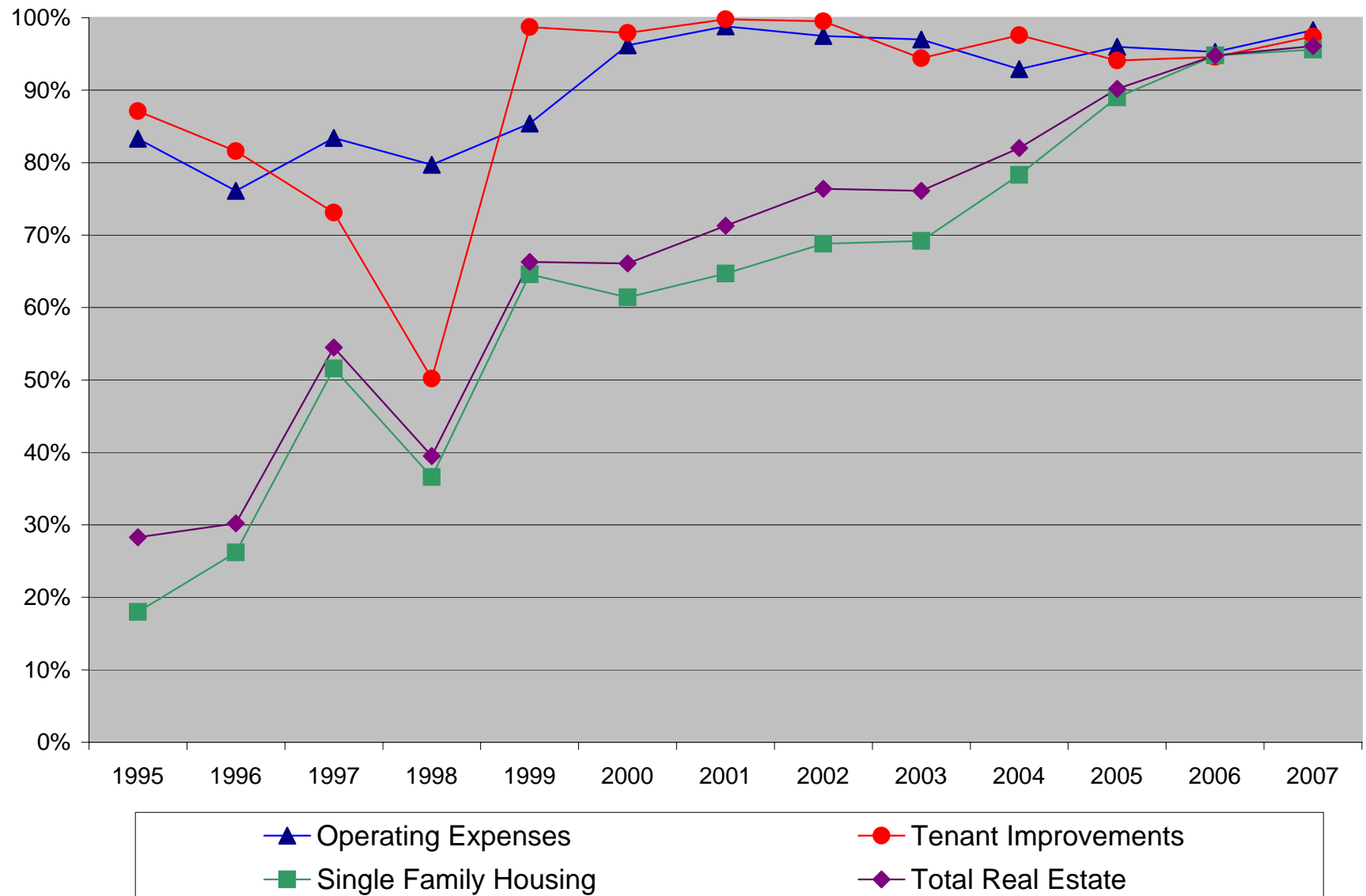


CALPERS
REAL ESTATE INVESTMENTS
RESPONSIBLE CONTRACTOR PARTICIPATION REPORT
SINCE INCEPTION PERFORMANCE
1995-2007

Exhibit I



CALPERS
REAL ESTATE INVESTMENTS
RESPONSIBLE CONTRACTOR PARTICIPATION REPORT
JULY 1, 2006 - JUNE 30, 2007
PROGRAM STATUS
PARTNERSHIP LEVEL REPORTING

ADVISOR NAME	QUALIFYING OPERATIONAL CONTRACTS ¹	RCP QUALIFYING OPERATIONAL CONTRACT PAYMENTS	QUALIFYING TI AND CAP EXP CONTRACTS	RCP QUALIFYING TI AND CAP EXP CONTRACT PAYMENTS	ALL QUALIFYING CONTRACTS	ALL RCP PAYMENTS	TOTAL RCP COMPLIANCE %
<u>CORE</u>							
Blackrock Realty	3,671,805	3,671,805	84,782,927	84,724,296	88,454,733	88,396,101	99.9
CWP	3,542,038	3,542,038	2,899,896	2,899,896	6,441,934	6,441,934	100.0
GID Advisors	265,141	265,141	525,083	525,083	790,224	790,224	100.0
Hines Interest	11,200,866	11,200,866	24,563,152	24,563,152	35,764,018	35,764,018	100.0
LaSalle Investment Management	1,236,944	1,236,944	58,691,544	58,691,544	59,928,489	59,928,489	100.0
Miller Capital Advisory	2,660,489	2,660,489	2,207,914	2,207,914	4,868,403	4,868,403	100.0
RREEF	2,444,764	2,444,764	90,498,058	90,498,058	92,942,822	92,942,822	100.0
SUB-TOTAL CORE	25,022,049	25,022,049	264,168,575	264,109,944	289,190,624	289,131,992	100.0
<u>SELECTED NON-CORE</u>							
AEW	2,713,372	2,713,372	22,096,613	18,517,562	24,809,986	21,230,935	85.6
BUILD	230,194	230,194	36,236,806	36,236,806	36,467,000	36,467,000	100.0
Buchanan Street Partners	395,810	395,811	19,092,941	18,934,405	19,488,751	19,330,216	99.2
Centerline Urban Capital	-	-	68,862,199	68,457,032	68,862,199	68,457,032	99.4
CIM	26,040,258	26,040,258	83,062,377	82,946,444	109,102,636	108,986,702	99.9
CUIP	2,925,081	1,905,705	382,013,114	365,250,700	384,938,195	367,156,405	95.4
Global Innovation Partners	-	-	12,944,867	12,944,867	12,944,867	12,944,867	100.0
Kennedy Associates	-	-	25,634,661	25,634,661	25,634,661	25,634,661	100.0
Legacy Partners	-	-	12,295,374	12,295,374	12,295,374	12,295,374	100.0
Pacific City Homes	-	-	87,072,238	82,086,729	87,072,238	82,086,729	94.3
Premier Pacific Vinyards	-	-	10,781,116	9,723,566	10,781,116	9,723,566	90.2
Shattuck Hammond Partners	2,771,745	2,771,745	8,643,655	8,643,655	11,415,400	11,415,400	100.0
TPG Hospitality Investments IV	-	-	1,823,674	1,823,674	1,823,674	1,823,674	100.0
SUB-TOTAL NON-CORE	35,076,461	34,057,086	770,559,635	743,495,475	805,636,096	777,552,560	96.5
COMBINED TOTAL	60,098,509	59,079,134	1,034,728,210	1,007,605,419	1,094,826,719	1,066,684,553	97.4
SUB-TOTAL HOUSING ²	-	-	2,605,418,917	2,489,876,830	2,605,418,917	2,489,876,830	95.6
<u>TOTAL REAL ESTATE</u>	<u>\$ 60,098,509</u>	<u>\$ 59,079,134</u>	<u>\$ 3,640,147,127</u>	<u>\$ 3,497,482,249</u>	<u>\$ 3,700,245,636</u>	<u>\$3,556,561,383</u>	<u>96.1</u>

¹ Qualifying contracts are \$50,000 or greater.

² Totals from Exhibit III

CALPERS
REAL ESTATE INVESTMENTS
RESPONSIBLE CONTRACTOR PARTICIPATION REPORT
JULY 1, 2006 - JUNE 30, 2007
HOUSING PROGRAM - PARTNERSHIP LEVEL REPORTING

Exhibit III

ADVISOR NAME	QUALIFYING CAPITAL EXPENDATURE CONTRACTS	QUALIFYING RCP CAPITAL EXPENDATURE CONTRACT PAYMENTS	TOTAL QUALIFIED RCP CAPITAL EXPENDATURE CONTRACT PARTICIPATION PERCENTAGE
City View America	62,183,250	60,869,941	97.9%
Hearthstone	216,565,788	194,909,209	90.0%
IHP	820,741,131	804,266,888	98.0%
MW Housing	513,319,627	482,895,444	94.1%
Newland Group	302,280,853	274,696,121	90.9%
Resmark	513,260,847	509,505,635	99.3%
Shea Capital	57,347,824	55,289,442	96.4%
Shea Mountain House	52,669,941	52,669,941	100.0%
Wells Fargo	67,049,657	54,774,209	81.7%
TOTAL	\$ 2,605,418,917	\$ 2,489,876,830	95.6%

CALPERS
REAL ESTATE INVESTMENTS
RESPONSIBLE CONTRACTOR COMPLAINT/CONCERN LOG
JULY 1, 2006 - JUNE 30, 2007

Exhibit IV

Notice Date (Approx.)	Nature of Complaint	Property Name	Property Sector	Partner	Partner Contact	Outcome Resolution	Outcome Date (Approx.)
11-Jun-07	Representatives from LIUNA notified CalPERS Staff that Hearthstone Housing Partners was unresponsive to LIUNA's requests for information.	1) Lake Hills 2) Wildomar 3) Thompson Ranch 4) Grand Terrace	National Housing	Hearthstone Housing Partners	Tracy Carver	Tracy Carver, General Counsel for Hearthstone Housing Partners provided requested project level information to Erin Hutson, LIUNA representative, with follow-up builder contact information for the projects in question. In additional information on two additional active projects in the San Diego area, with bidding opportunities, was also provided on August 6, 2007. Hearthstone has revised their website to provide more information on their projects.	25-Jun-07
01-Apr-07	CalPERS Real Estate received correspondence from Leslie Isemoto, Isemoto Contracting Company, LTD General Contractor on April 9th and additional correspondence from Goodfellow Bros. on April 16th, alleging that IHP Capital Partners, CalPERS National Housing Partners and/or Rutter Development failed to properly notify them of a competitive bidding process for the Kohanaiki Project on the Big Island of Hawaii.	Kohanaiki Project	National Housing	IHP Capital Partners	Pat White	Barbara Stocking, CalPERS Investment Office Staff and RCP Liaison, directed letters to Isemoto and Goodfellows referring them to Pat White, IHP Capital Partners, regarding future potential bidding opportunities. In addition IHP is committed to proper education of their builder-partners regarding the requirement of the RCP and is taking necessary steps to improve their bidding process.	11-May-07

CALPERS
REAL ESTATE INVESTMENTS
RESPONSIBLE CONTRACTOR NOTIFICATION METHOD
JULY 1, 2006 - JUNE 30, 2007

Exhibit V

Company Name ¹	Website	Property Type
AEW	E-mail notification; website in process	Senior Housing
BlackRock	www.westernmultifamily.com	Multifamily
Bridge	E-mail notification	CURE
Buchanan	http://www.buchananstreet.com/RCP/	CURE
CalSmart	http://calsmart.responsiblecontractor.com/	CURE
Centerline (f/k/a Charter Mac)	http://www.centerline.com/products/crep.html	CURE
CIM	http://www.cimgroup.com/services/bidding.aspx	CURE
CityView	E-mail notification	CURE
Commonwealth Partners	http://www.cimgroup.com/services/bidding.aspx	Office
First Washington	E-mail notification	Retail
GID	http://windsorrealtyfund3.com/	Multifamily
Hearthstone	http://www3.hearthstone.com/Public/Default.aspx	National Housing
Hines	http://www.nopl.com/	International
Hines Green fund	http://www.hcgreenfund.com/home.cfm	Opportunistic
IHP	E-mail notification	A & D Housing
Kennedy	http://www.kennedyusa.com/	CURE
LaSalle	http://www.caleast.com/	Industrial
Legacy Partners	http://www.rcplegacypartners.com/	Affordable Housing
MacFarlane - (CUIP)	http://www.macfarlanepartners.com	National Housing
Miller Capital	http://www.imi-rpc.com/	Retail
Newland	http://www.newlandoutreach.com/	A & D Housing
Premier Pacific Vineyards	Other Documented Method	AG Land
Resmark	E-mail notification	National Housing
RREEF	http://calwest.responsiblecontractor.com/	Industrial
Shea Homes	http://www.trilogylife.com/bids/	National Housing
SHP Senior Housing	http://www.shpseniorlivingservices.com/	Senior Housing
TPG Hospitality Invest. IV	E-mail notification; website in process	Opportunistic
Wells Fargo	E-mail notification	National Housing

¹ CalPERS partners who are covered under the terms of the RCP or who have been complying with the program on a voluntary basis.

DRAFT**Responsible Contractor Worksheet****Company Name:** _____

This worksheet has been provided to assist you with answering questions on the Certification of Responsible Contractor Status form. The Responsible Contractor program encourages fair wages and benefits, consistent with local market practices. Please take a few minutes to complete the following questions about your firm and the marketplace in which you operate.

Wages

1. Considering the wages paid by your competitors in this market, the nature of this project, and the size and scope of this contract, do you believe that your firm will pay local market wages for employees on this job? ☐ **Yes** ☐ **No**

Benefits

1. For the majority of the employees on this job, will your firm provide employer-paid health insurance for the employee or the employee and his/her family? ☐ **Yes** ☐ **No**
2. For the majority of the employees on this job, will your firm provide pension, 401k, or a similar program? ☐ **Yes** ☐ **No**
3. For the majority of the employees on this job, will your firm provide access to apprenticeship programs for skilled trades? ☐ **Yes** ☐ **No**
4. Are there any other benefits that you will provide to employees on this job that you would like to describe (e.g. paid vacation, sick leave, etc.)? If so, please describe:

5. Considering your answers above, the benefits your competitors in this market provide to their employees, the size and scope of this contract, and the nature of this project, do you believe your firm will provide benefits consistent with local market practices to the employees on this job? ☐ **Yes** ☐ **No**

Please use the space below if you would like to elaborate on any of the answers you provided above:
